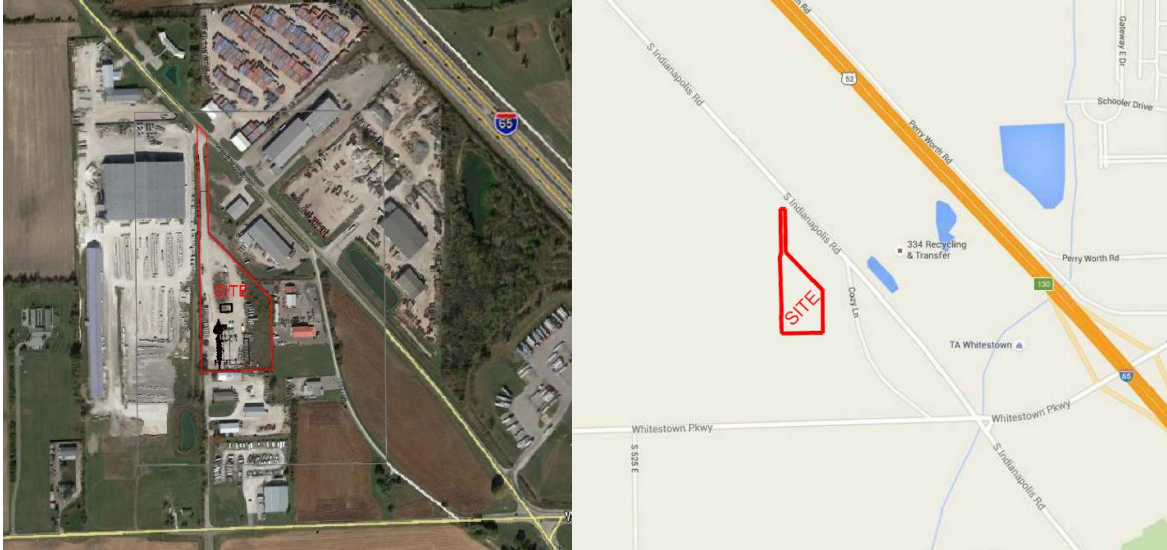




Staff Report PC16-023-DP

Weber Concrete Batch Plant - Development Plan

Docket PC16-023-DP- The petitioner is requesting approval for development plan to be known as Weber Concrete Batch Plant. The subject property is currently zoned I-1 and is approximately 5.64 acres. This property is located on the west side of Indianapolis Road. The petitioner is Eldie Weber Limited Partnership/Starlite Leasing and the project engineer is Moench Engineering, P.C.



History

- The site currently is being underutilized as outside storage of box trucks, vehicles, and unused materials.

Proposed Development

The project consists of relocating the existing commercial truck parking to another parcel along Indianapolis Road and re-organizing the material storage on the site.

The site will be used as a new dry mix concrete batch plant. The batch plant will consist of outdoor storage on a paved surface for raw materials used in the mixing process. The site will be screened with updated fencing.

Water, sanitary, electricity, gas, drainage, etc. will be provided as part of the development plan. The existing entrance drive will be improved with new paving and associated hydrants and utilities.

Below is the proposed elevations of the plant is below:

Compliance

The proposed development plan is in compliance with the standards of the Whitestown Zoning Ordinance.

Technical Advisory Committee Comments

Only a few comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Final approval from Boone County Surveyor's Office
- Minor TAC revisions regarding utilities

Staff Comments

The petitioner is seeking a use variance to utilize a parcel of land along north Indianapolis Road (Docket BZA16-007-VA). The use variance will allow the trucks and vehicles currently on the proposed concrete batch site to sit on a paved, fenced in parcel as outside storage. This variance will be heard at the BZA public meeting scheduled on November 3, 2016.

Staff Recommendation

Staff recommends that the WPC approve the development plan known as Docket PC16-023-DP.